



# CHICAGO PLAN COMMISSION

5501 N Kedzie – Northside College Prep – PD 666

**North Park / Ward 40 / Andres Vasquez**

**Chicago Public Schools**

**site design group, ltd**

**Neil & Leroy, LLC**

02/16/2023

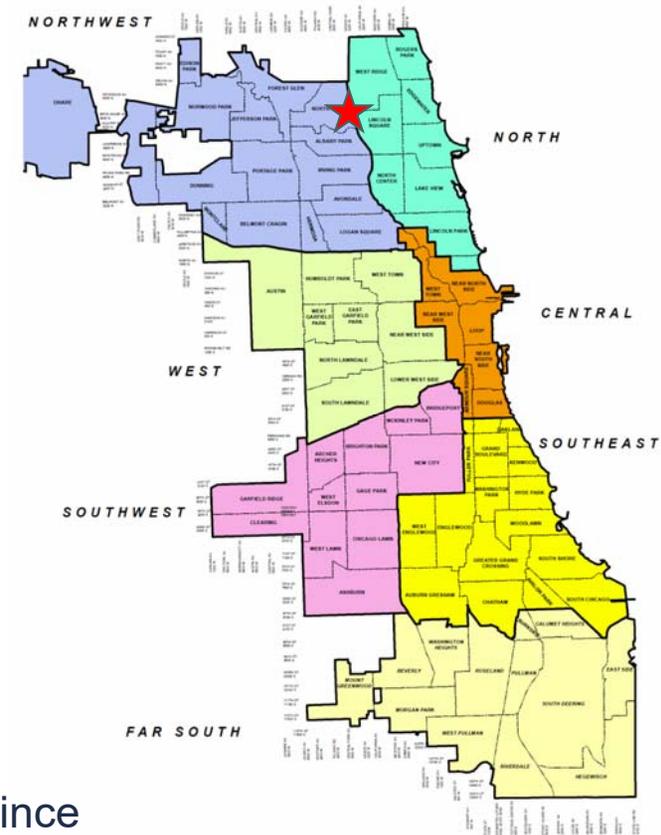


# Community Area Snap Shot

## NORTH PARK COMMUNITY AREA :

- Population
  - 17,559
  - 5.2% decrease (2000 to 2020) same as Chicago
- Family Households
  - 61% vs. 52.3% in Chicago
- Median Household Income
  - \$60,363 vs. \$62,097 in Chicago
- Northside College Prep has been serving the North Park Area since 1995

Source: Chicago Metropolitan Agency for Planning (CMAP)  
Community Data Snapshot (July 2022 Release)



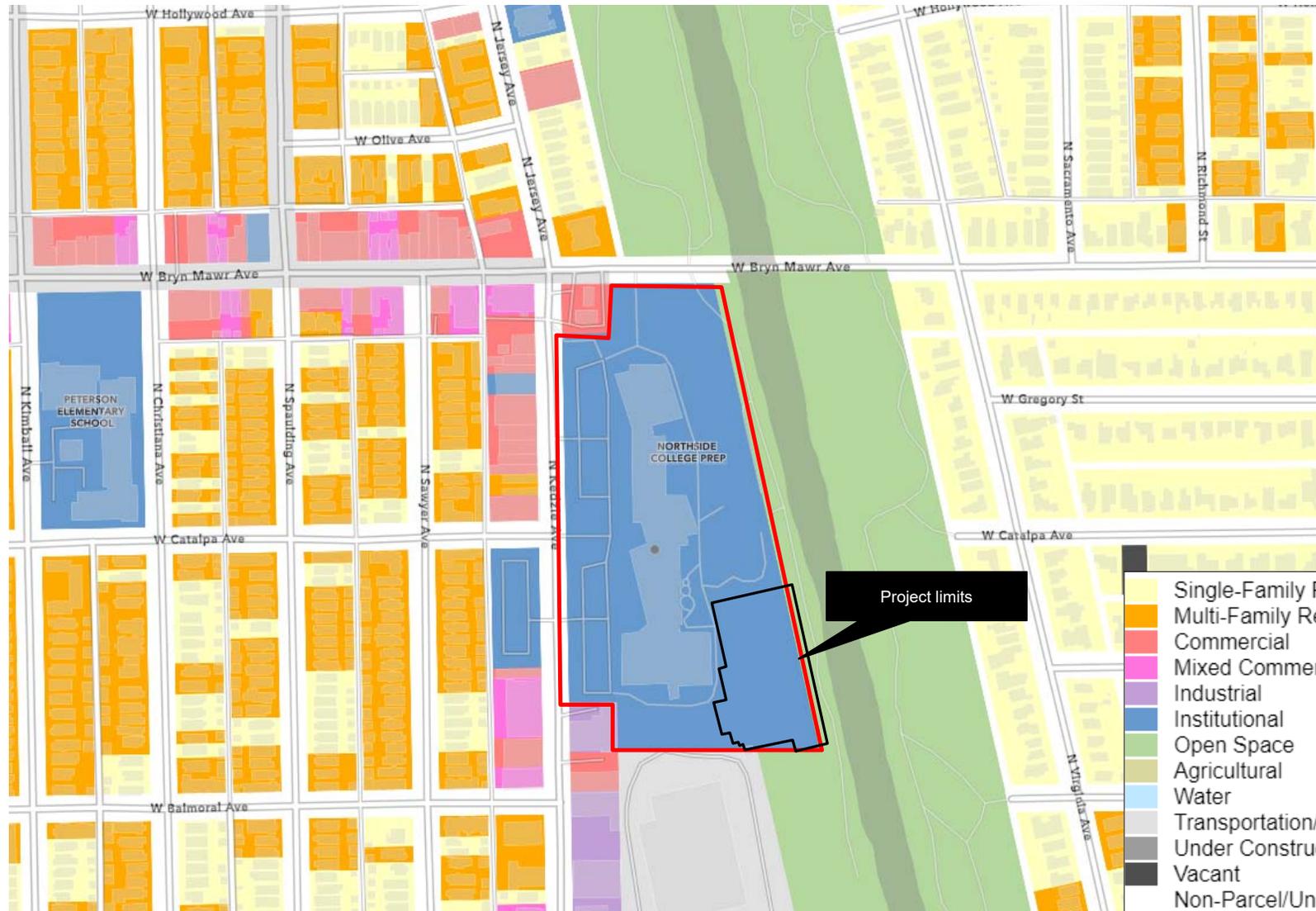


## Project Description

- The Applicant requests an amendment to PD 666 to add a 15' easement on the east side of site in order to install a regulation size artificial turf soccer field.
- The existing site is a natural lawn currently used for non-regulation sporting activities. The existing lawn frequently has issues with maintaining a level and consistent amount of grass.
- Included in the project scope are new chain link fencing, chain link fencing with sports netting, scoreboard, and sports lighting.



**SITE CONTEXT PLAN – AERIAL MAP**

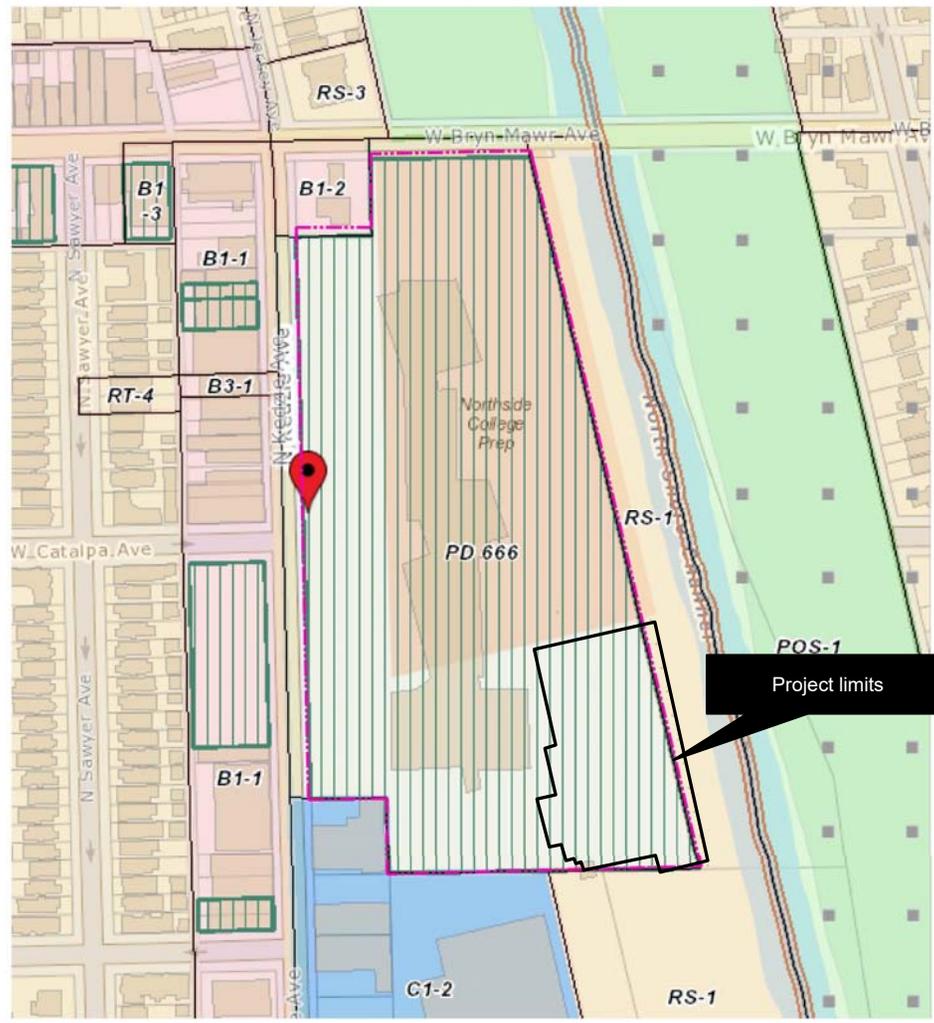


- Single-Family Residential
- Multi-Family Residential
- Commercial
- Mixed Commercial/Residential
- Industrial
- Institutional
- Open Space
- Agricultural
- Water
- Transportation/Communication/Utilities
- Under Construction
- Vacant
- Non-Parcel/Unclassifiable

# EXISTING LAND USE MAP



- **Current Zoning:** PD 666
- **Lot Zoning:** Expanded Zoning Lot; PD 666 and RS-1 to PD 666 as amended



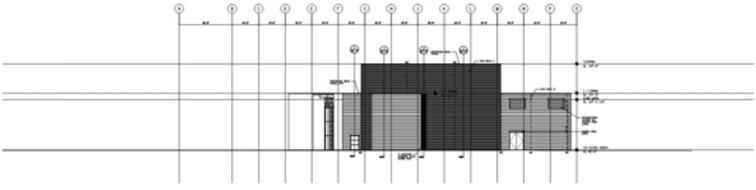
**EXISTING ZONING MAP**

# Project Timeline + Community Outreach

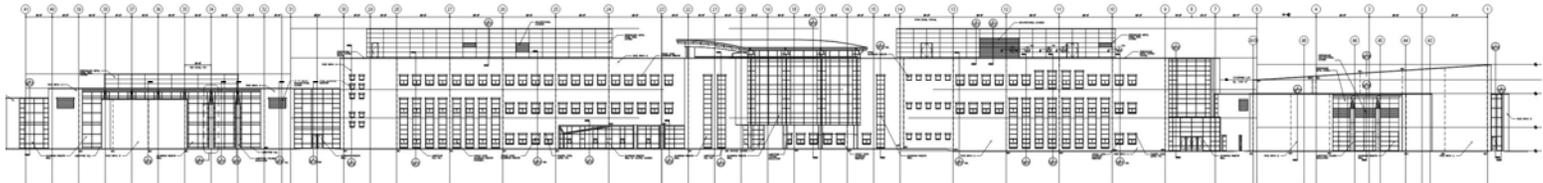
- PD Filed: December 14, 2022
- Project Changes Based on Feedback:
  - Sports Netting to be hoistable to allow for netting to be lowered or removed for migratory birds during Spring and Fall migration periods
  - Sports Lighting to be timed to be shut off from 11PM to Sunrise during Spring and Fall migration periods



- Max Height: 68'-4"
- No new buildings are proposed as part of the lot improvements

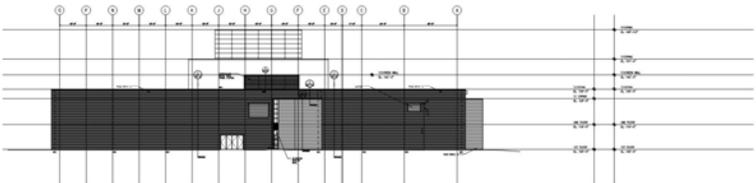


Existing North Elevation



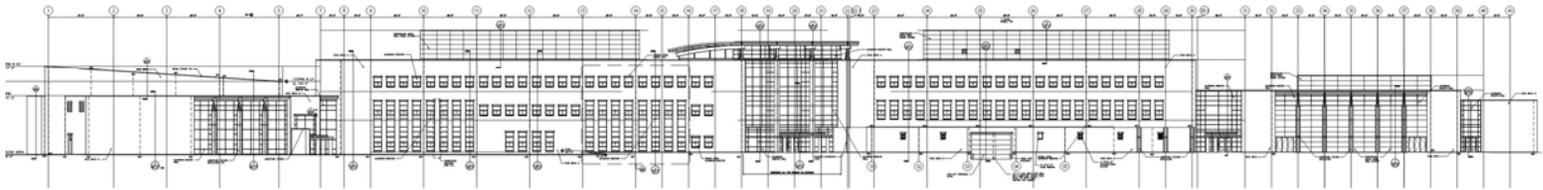
Existing East Elevation

EXISTING EAST ELEVATION



Existing South Elevation

EXISTING SOUTH ELEVATION

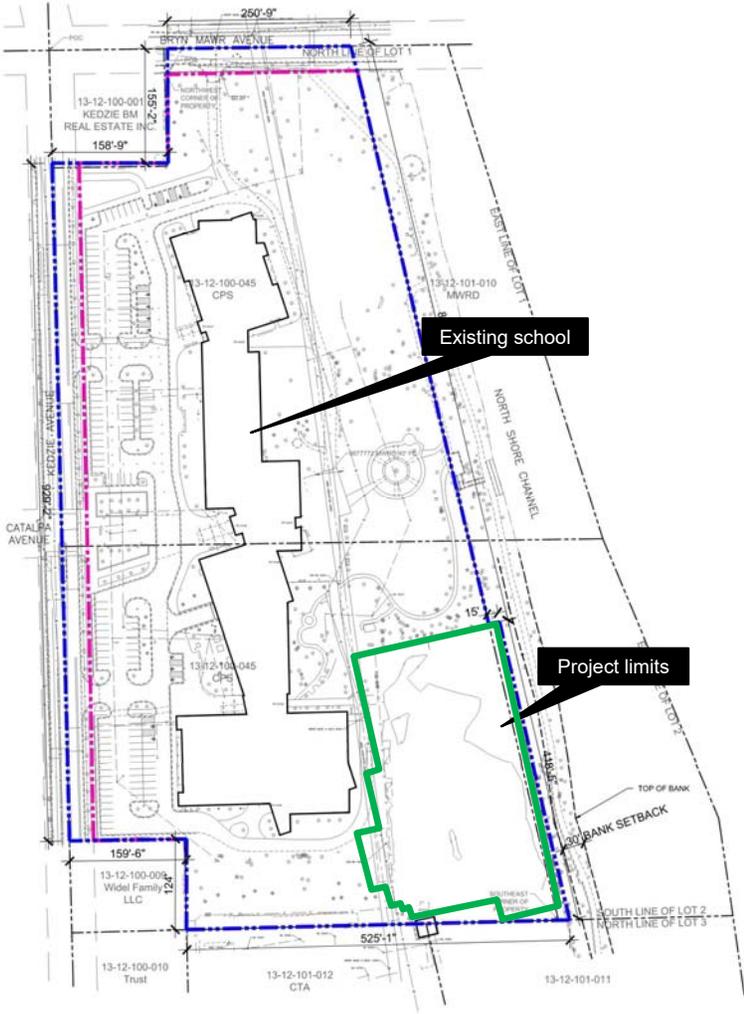


Existing North Elevation

**EXISTING BUILDING ELEVATIONS**



- **Current Property Boundaries:**  
Extends around campus with straight line on east boundary adjacent to North Shore Channel
- **Proposed Property Boundaries:**  
New boundary includes 15' bump out on bottom 1/3 of east boundary adjacent to North Shore Channel



PROPERTY LINE  
PROJECT DEVELOPMENT BOUNDARY

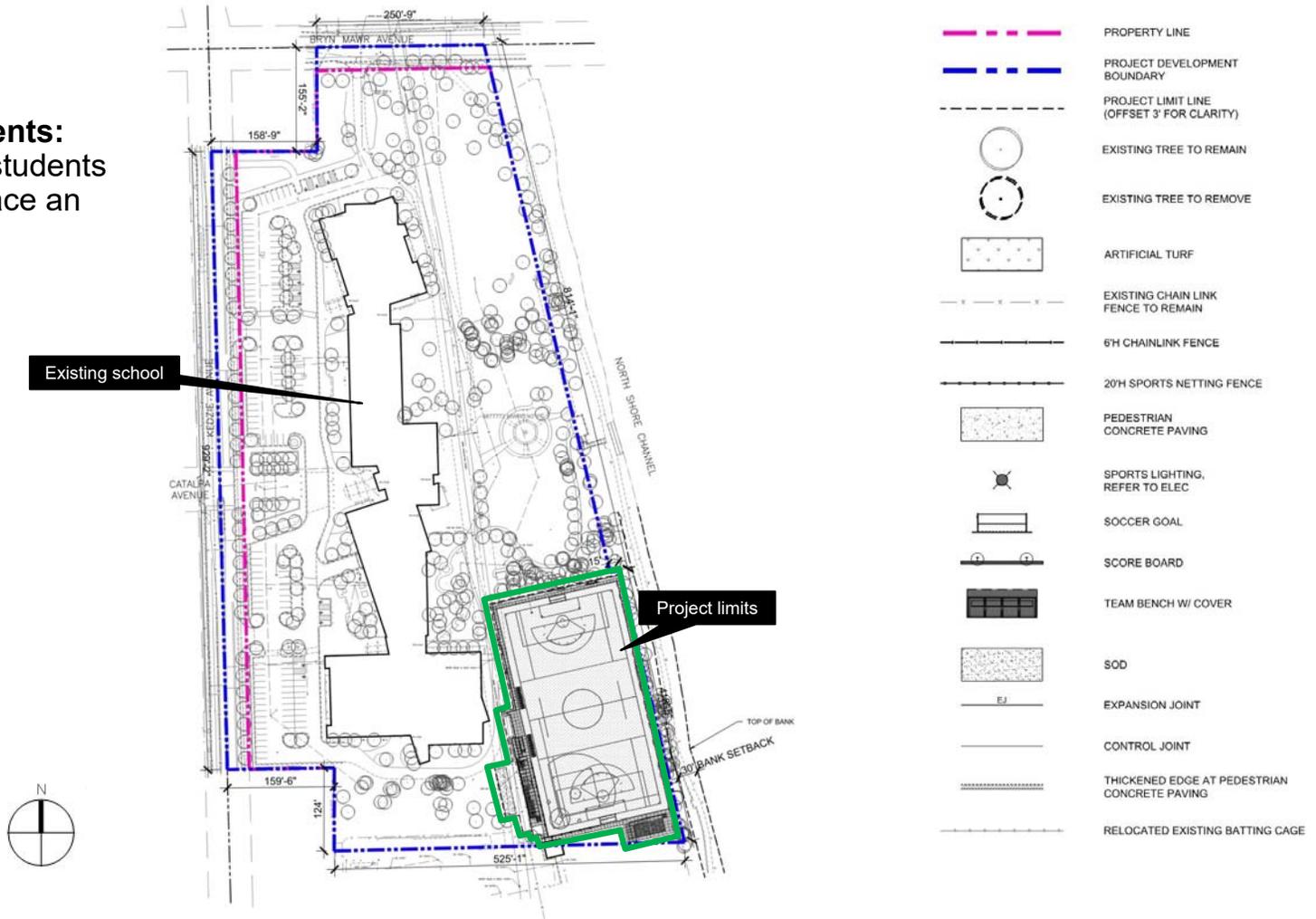


**PD BOUNDARY AND PROPERTY LINE MAP**





- **Proposed Site Improvements:**  
CPS is seeking to provide students an artificial turf field to replace an existing natural lawn



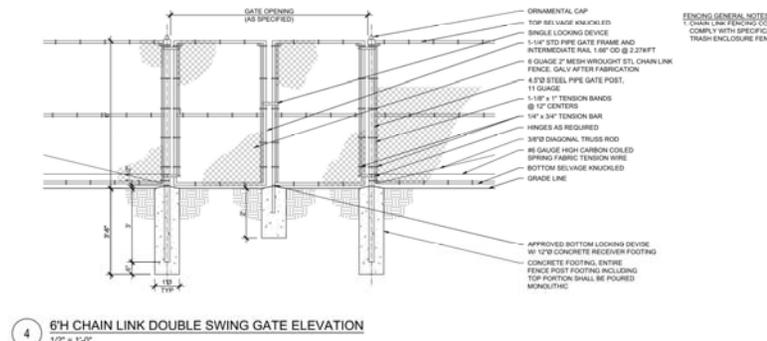
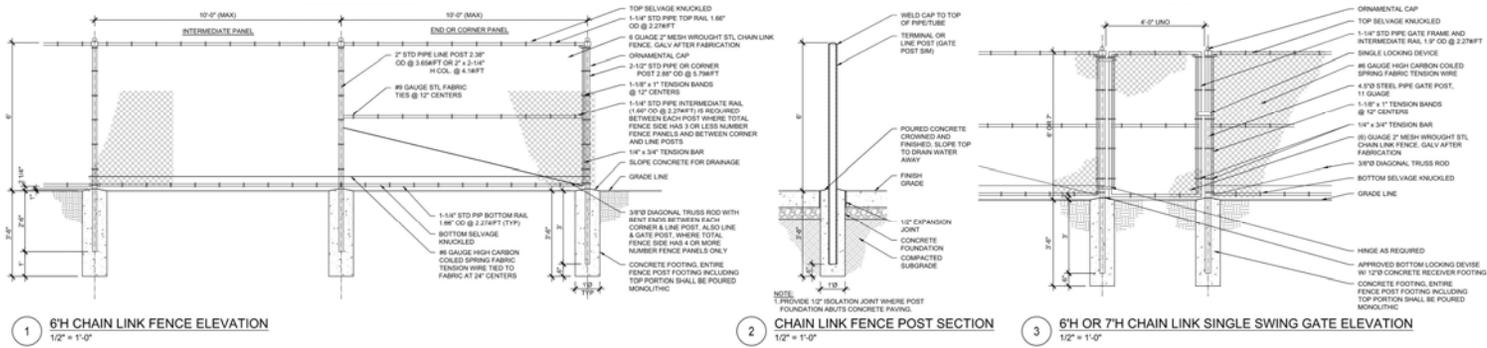
Existing school

Project limits

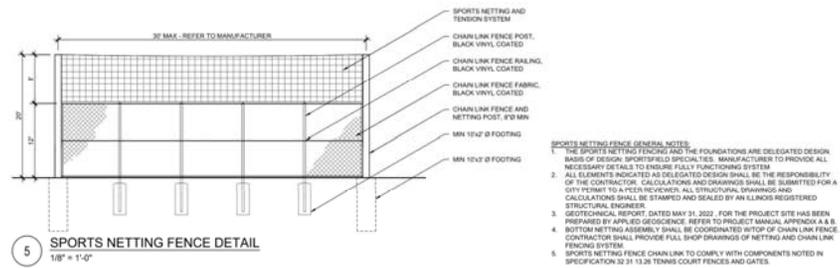


# OVERALL SITE PLAN





- GENERAL NOTES:**
- NETTING TO BE REMOVED DURING SPRING AND FALL MIGRATION PERIODS.
  - LIGHTING TO BE SHUT OFF FROM 11PM TO SUNRISE DURING SPRING AND FALL MIGRATION PERIODS.



# FENCING DETAILS

- **No proposed changes to the allowable bulk and density standards**
- **Parking**
  - **The existing minimum parking requirements are 150 onsite, 100 offsite (within 300 feet of the property), and 120 offsite (within 500 feet of the property).**
  - **The applicant proposes to reduce the minimum parking requirements to 144 onsite and 100 offsite.**
- **Permitted Uses**
  - **At the request of staff, the applicant has added “minor utilities and services” as a permitted use.**
  - **This will allow MWRD to install and maintain utilities within their easements on the property.**

**The CPS Participation Goals are:**

**Architect of Record**

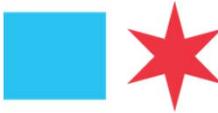
**30% Participation from Qualified Minority Business Enterprises**

**15% Participation from Qualified Women Business Enterprises**

**General Contractor**

**30% Participation from Qualified Minority Business Enterprises**

**7% Participation from Qualified Women Business Enterprises**



## DPD Recommendations

DPD has concluded that this proposal is appropriate for this site and supports the amendment for the following reasons:

- a. The project meets the purpose and relevant criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare.
- b. This project has been reviewed by the Mayor's Office for People with Disabilities, the Chicago Department of Transportation, the Chicago Fire Department, and the Department of Planning and Development (Section 17-8-0101).
- c. The proposal will not adversely affect adjacent developments and is compatible with its base zoning district of RS-2 (Residential Single-Unit (Detached House) District) (Section 17-8-0102).
- d. The proposed use is compatible with the character of the adjacent properties and immediate neighborhood (Section 17-8-0103).
- e. The project meets the purpose and criteria set forth in Chapter 17-13-0609.